

IN RE: PETITION FOR VARIANCE  
W/S Torque Way, 270' E of the  
c/l of Compass Road  
(25 Torque Way)  
15th Election District  
5th Councilmanic District  
  
Frederick A. Bougourd, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-155-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 25 Torque Way, located in the vicinity of Compass Road and Martin Boulevard in Middle River. The Petition was filed by the owners of the property, Frederick A. and Roberta Bougourd. The Petitioners seek relief from Sections 400.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (10' x 16' shed) to be located in the front/side yard, 13 feet from the street, in lieu of the required rear yard placement and 25-foot setback. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Testimony and evidence offered revealed that the subject property consists of 0.105 acres, more or less, zoned D.R. 5.5 and is improved with a single family dwelling. The property is located along the curve of Torque Way, and is pie-shaped with the widest portion of the lot in the front. The Petitioners are desirous of constructing a 10' x 16' shed on the north side of their property, towards the front of the lot. Due to the irregular shape of the lot and the location of the existing dwelling thereon, strict compliance with the zoning regulations is impossible. Testimony indicated that the house on the property has no attic or base-

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

ment and that the shed is necessary to store the children's riding toys and other personal items, as well as lawn and garden tools. Further testimony and evidence submitted shows that the adjoining property owners on the affected side have no objections to the proposed location of the shed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

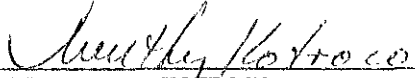
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use

of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of November, 1996 that the Petition for Variance seeking relief from Sections 400.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (10' x 16' shed) to be located in the front/side yard, 13 feet from the street, in lieu of the required rear yard placement and 25-foot setback, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/29/96  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 12, 1996

Mr. & Mrs. Frederick A. Bougourd  
25 Torque Way  
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE  
W/S Torque Way, 270' E of the c/l of Compass Road  
(25 Torque Way)  
15th Election District - 5th Councilmanic District  
Frederick A. Bougourd, et ux - Petitioners  
Case No. 97-155-A

Dear Mr. & Mrs. Bougourd:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

MICROFILMED



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 25 TORQUE WAY

which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 + 1B02.3.C.1 to permit an accessory building in the front and side yard 13' to the street in lieu of the rear and 25' respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

NO ROOM BEHIND EXISTING DWELLING FOR SHED

HOUSE HAS NO BASEMENT OR ATTIC

NEED SPACE FOR STORAGE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Frederick A. Bougourd  
(Type or Print Name)

Frederick A. Bougourd  
Signature

Roberta Bougourd  
(Type or Print Name)

Roberta Bougourd  
Signature

25 Torque way 574-4107  
Address Phone No.

Baltimore md. 21220  
City State Zipcode

Name, Address and phone number of representative to be contacted.

F.A. & Roberta Bougourd  
Name

25 Torque way 574-4107  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED

ORDER RECEIVED FOR FILING

Date

Printed with Soybean Ink  
on Recycled Paper

ZONING DESCRIPTION FOR 25 TORQUE WAY

Beginning at a point on the west side of Torque way ( which has 60 of right-of way ) at a distance of 270 feet east of the center line of Compass Rd. ( which has 100 feet of right-of- way ) "Being LOT # 40 SECTION 1 PLAT G. VICTROY VILLA SUBDIVISION recorded in Plat Book # G.L.B. 22 Folo 105 containing 4,592 Sq. Ft. Also known as 25-27 Torque Way and located in the 15Th. Election District. 5Th. Councilmanic District. of Baltimore County...

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# 156

**NOTICE OF HEARINGS**

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-155-A  
(Item 156)  
25 Torque Way  
W/S Torque Way, 270' E of  
Compass Road  
15th Election District  
5th Councilmanic  
Legal Owners):

Frederick A. Hougaard and  
Helen A. Hougaard  
Wanted to have an ac-  
cessory building on the lot  
and also had it tied to the  
street in front of the lot and  
25 feet, respectively.  
Hearing Wednesday, Novem-  
ber 6, 1996 at 10:00 am, in  
Rm. 106, County Office Build-  
ing.

LAWRENCE SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible, for  
special accommodations  
Please Call 887-3353.  
(2) For information concern-  
ing the file and/or Hearing,  
Please Call 887-3391.

10/23/96 17 392313

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/17, 1996.

THE JEFFERSONIAN,

*A. H. Amick*

LEGAL AD. - TOWSON

RECORDED

# CERTIFICATE OF POSTING

RE: Case No.: 97-155A

Petitioner/Developer: \_\_\_\_\_

FREDERICK A. BOUGOURE

Date of Hearing/Closing: 11-6-96

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 25 TORQUE WAY

BALTIMORE, MARYLAND 21220.

The sign(s) were posted on OCT. 22, 1996  
(Month, Day, Year)

Sincerely,

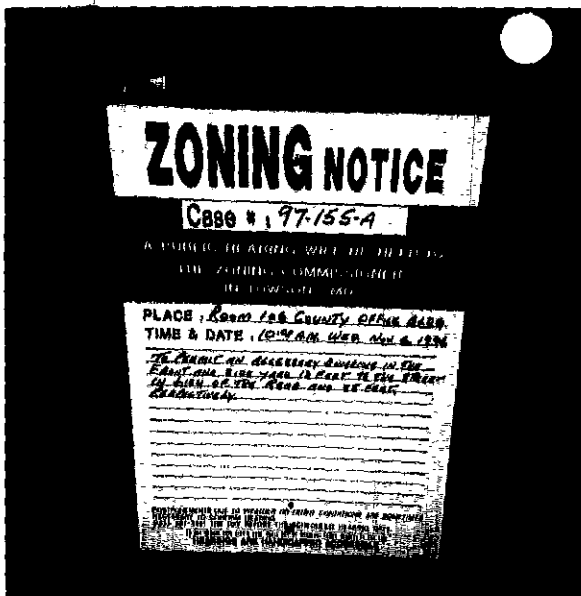
Thomas P. Ogle 10/22/96  
(Signature of Sign Poster and Date)

Thomas P. OGLE SR  
(Printed Name)

325 Nicholson Road  
(Address)

BALTIMORE, MARYLAND 21221  
(City, State, Zip Code)

(410) 687-8405  
(Telephone Number)



MICHAEL



ALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

026361

DATE 10/2/96

ACCOUNT 01-615

Item: 156

Qty: MSX

AMOUNT \$ 50.00

RECEIVED

FROM: Boulevard, Frederick - 25 Torque Used

010- Rcs Vanne - \$ 50.00

FOR: \_\_\_\_\_

MICROFILMED

03A91#0053MICHMC

\$50.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 156 Petitioner: FREDERICK A & ROBERTA BOUGOARD

Location: 25 TORQUE WAY BALTIMORE MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: FREDERICK A BOUGOARD

ADDRESS: 25 TORQUE WAY BALTO. MD. 21220

PHONE NUMBER: 574-4107



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: 400.1 & 1302 Z.C.1 to permit a shed  
in the front and side yard 13' to the street in line  
at the rear yard and 25', respectively.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 11, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-155-A (Item 156)  
25 Torque Way  
W/S Torque Way, 270' E of c/l Compass Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Frederick A. Bougourd and Roberta Bougourd

Variance to permit an accessory building in the front and side yard 13 feet to the street in lieu of the rear and 25 feet, respectively.

HEARING: WEDNESDAY, NOVEMBER 6, 1996 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Frederick and Roberta Bougourd

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN MUST POSTED ON THE PROPERTY BY OCTOBER 22, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Frederick Bougourd  
25 Torque Way  
Baltimore, MD 21220

RE: Item No.: 156  
Case No.: 97-155-A  
Petitioner: F. A. Bougourd, et ux

Dear Mr. and Mrs. Bougourd:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

*[Faint handwritten text, possibly a date or initials]*





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 1566 (M.J.K.)  
10.24.96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

**MICROFILMED**

*John Alexander*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 25, 1996

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 21, 1996  
Item Nos. 151, 153, 154, 155, 156,  
158, 159, and 160

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 10, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 115, 149, 151, 153, 154, 156, 158, and 159

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/11/96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: OCT 15

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

150

151

152

156

158

160

RBS:sp

BRUCE2/DEPRM/TXTSBP

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154,  
155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

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RE: PETITION FOR VARIANCE	*	BEFORE THE
25 Torque Way, W/S Torque Way, 270' E of	*	
c/l Compass Road, 15th Election District,	*	ZONING COMMISSIONER
5th Councilmanic	*	
	*	OF BALTIMORE COUNTY
Frederick and Roberta Bougourd	*	
Petitioner	*	CASE NO. 97-155-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6<sup>th</sup> day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to Frederick and Roberta Bougourd, 25 Torque Way, Baltimore, MD 21220, Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED

To whom it may Concern,

I have no problem with shed  
on 25 torque way. which is nexted  
close to me.

Mr. & Mrs. Paul E. Mullins Jr.

13 Torque way  
Balto. Md. 21220

If you have any questions  
call me at 687-5277

RECEIVED  
EXTENSION 2

RECEIVED

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 25 TORQUE WAY

Subdivision name: VICTORY VILLA PLAT 6

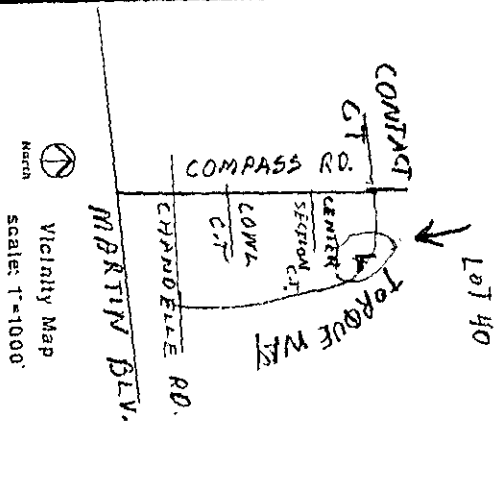
Plat book # 22, folio # 105, lot # 40, section # 1

OWNER: FREDERICK A. & ROBERTA BOUCOURD

**97-155-A**



date: 3-5-37  
 prepared by: F.A. BOUCOURD  
 Scale of Drawing: 1" = 20'



## LOCATION INFORMATION

Election District: 15  
 Councilmanic District: 5

T ≈ 200' scale map: NE 4th  
 Zoning: PR. 5.5

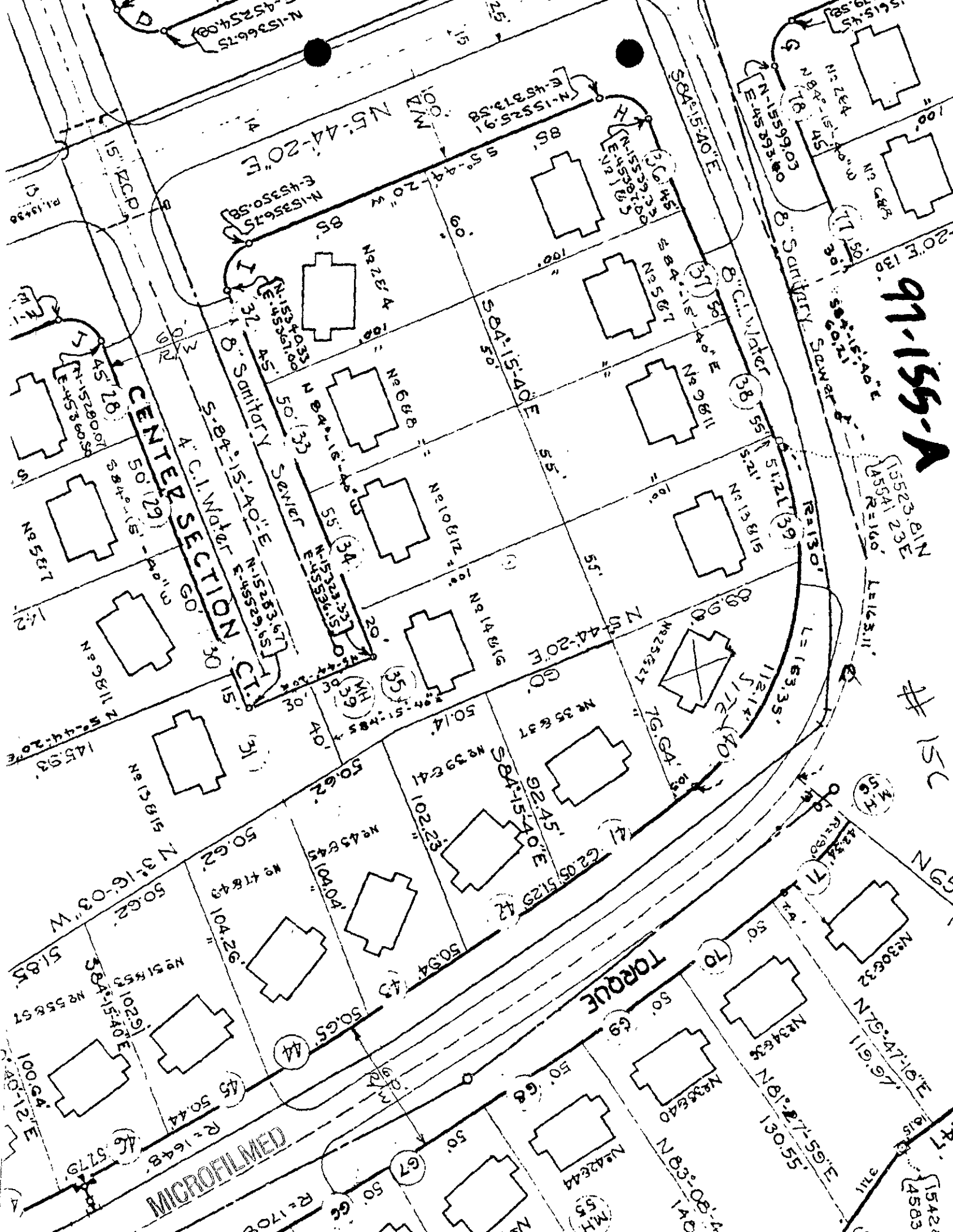
Lot size: 0.105 4,592.00  
 acreage square feet

Public Private  
 SEWER: ☒ ☐  
 WATER: ☒ ☐  
 Chesapeake Bay Critical Area: ☐ ☒  
 Prior Zoning Hearings: ☐ ☒

## Zoning Office USE ONLY

reviewed by: ITEM #: CASE #:  
157

#5





Baltimore County  
Department of Permits and  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

7-11-11 11:11 AM

# 156



BACK OF HOUSE



REAR FROM  
BACK



SIDE FROM  
STREET SOUTH



SIDE FROM  
STREET NORTH



PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA



BY DATE  
SCALE 1" = 200'  
LOCATION  
SHEET  
NE  
4-H  
MICROFILMED

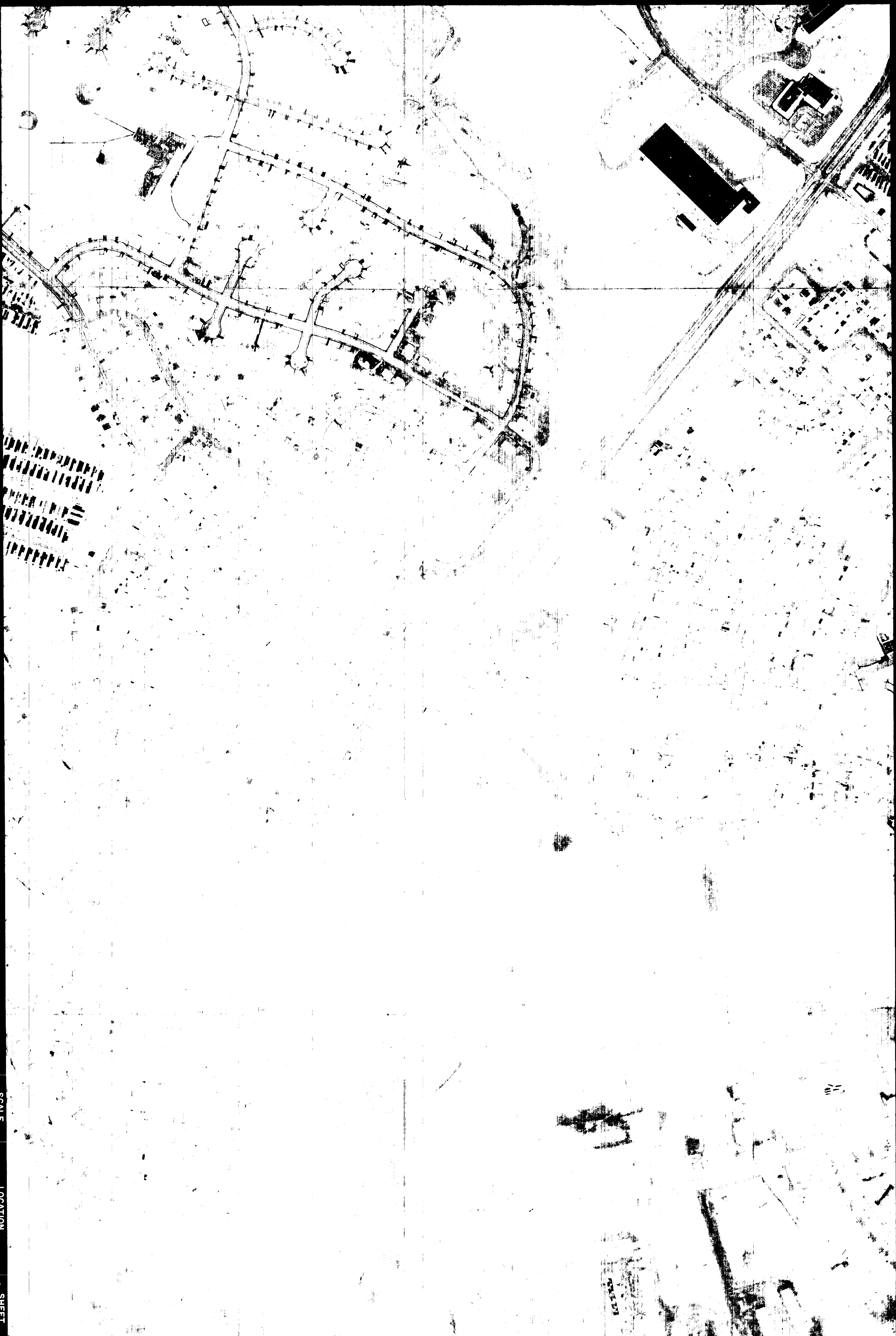
97-155-A

# 151









PREPARED BY AIR PHOTOGRAPHICS, INC.  
MANTINSBURG, N.Y. 12401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	97-155-A	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	MIDDLE RIVER # 156	4-H MICROFILMED









Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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#### PAYMENT WILL BE MADE AS FOLLOWS:

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- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

#### For newspaper advertising:

Item No.: 156 Petitioner: FREDERICK A & ROBERTA BOUGOURD

Location: 25 TORQUE WAY BALTIMORE MD. 21220

#### PLEASE FORWARD ADVERTISING BILL TO:

NAME: FREDERICK A BOUGOURD

ADDRESS: 25 TORQUE WAY BALTO MD. 21220

PHONE NUMBER: 874-4107

Exhibit B

# 156

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing: Black Letters on White Background:

### ZONING NOTICE

Case No. \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: 400.1 & 1302.3.C1 to permit a shed  
in the front yard with 13' to the street in line  
at the rear yard with 25' respectively

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

994  
post 4.00



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 11, 1996

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-155-A (Item 156)  
25 Torque Way  
W/S Torque Way, 270' E of c/a Compass Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Frederick A. Bougourd and Roberta Bougourd

Variance to permit an accessory building in the front and side yard 13 feet to the street in line of the rear and 25 feet, respectively.

HEARING: WEDNESDAY, NOVEMBER 6, 1996 at 10:00 a.m. in Room 106, County Office Building.

*Carl Jablon*  
Arnold Jablon  
Director

cc: Frederick and Roberta Bougourd

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 22, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Frederick Bougourd  
25 Torque Way  
Baltimore, MD 21220

RE: Item No.: 156  
Case No.: 97-155-A  
Petitioner: F. A. Bougourd, et ux

Dear Mr. and Mrs. Bougourd:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 156 (M.S.H.)  
10.24.96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
10 Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 377 - Baltimore, MD 21203-0377

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 25, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 21, 1996  
Item Nos. 151, 153, 154, 155, 156,  
158, 159, and 160

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE33

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 10, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 115, 149, 151, 153, 154, 156, 158, and 159

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*  
Division Chief: *Carol L. Kerns*

FK/JL

ITEM115/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Sasley  
Permits and Development Review  
DEPRM

DATE: 10/14/96

SUBJECT: Zoning Advisory Committee  
Meeting Date: Oct 15

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:  
150  
151  
152  
156  
158  
160

RBS:sp  
BRUCEZ/DEPRM/TATSBP



Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154, 155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RE: PETITION FOR VARIANCE  
25 Torque Way, W/S Torque Way, 270' E of  
c/1 Compass Road, 15th Election District,  
5th Councilmanic  
Frederick and Roberta Bougourd  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 97-155-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6<sup>th</sup> day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to Frederick and Roberta Bougourd, 25 Torque Way, Baltimore, MD 21220, Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

To whom it may Concern,

I have no problem with shed on 25 Torque way. which is next door to me.

Mr + Mrs. Paul E. Mullins Jr.

13 Torque way  
Balto. Md. 21220

If you have any questions  
call me at 687-5277

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 25 TORQUE WAY

Subdivision name: VICTORY VILLA PLATG.

plat book 33, folio 105, map 40, section 1

OWNER: FREDERICK & ROBERTA BOUGOURD

97-155-A

60' R/W NO CURB  
SIDE WALK

LOT 39

PAUL & ANGELA MULLINS  
No 13-15

FRONT LOT 40

JOHN DANIELS  
38-37

Scale of Drawing: 1" = 20'

prepared by: F.A. BOUGOURD

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map: NE 4H

Zoning: D.R. 6.8

Lot size: 0.105 4,592.00  
acreage square feet

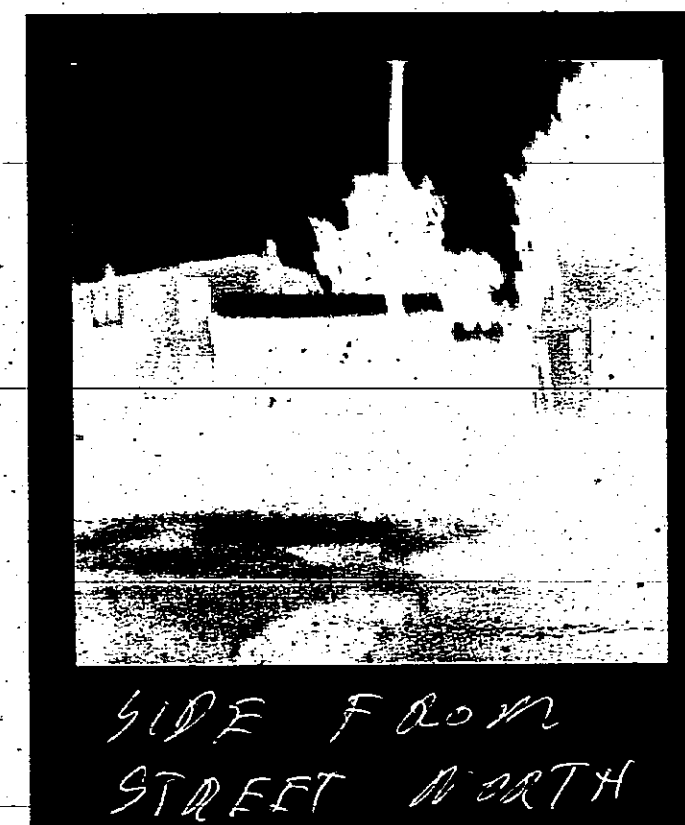
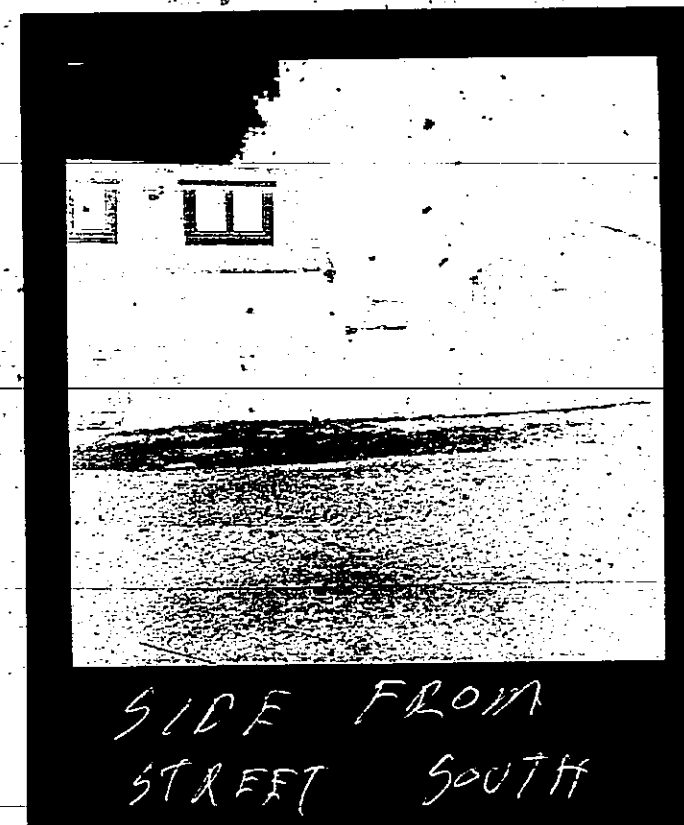
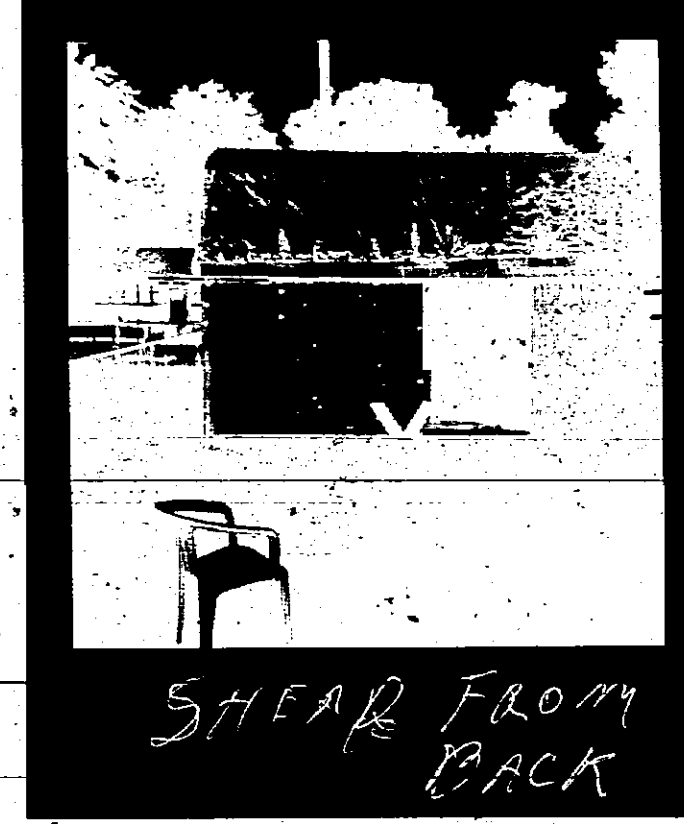
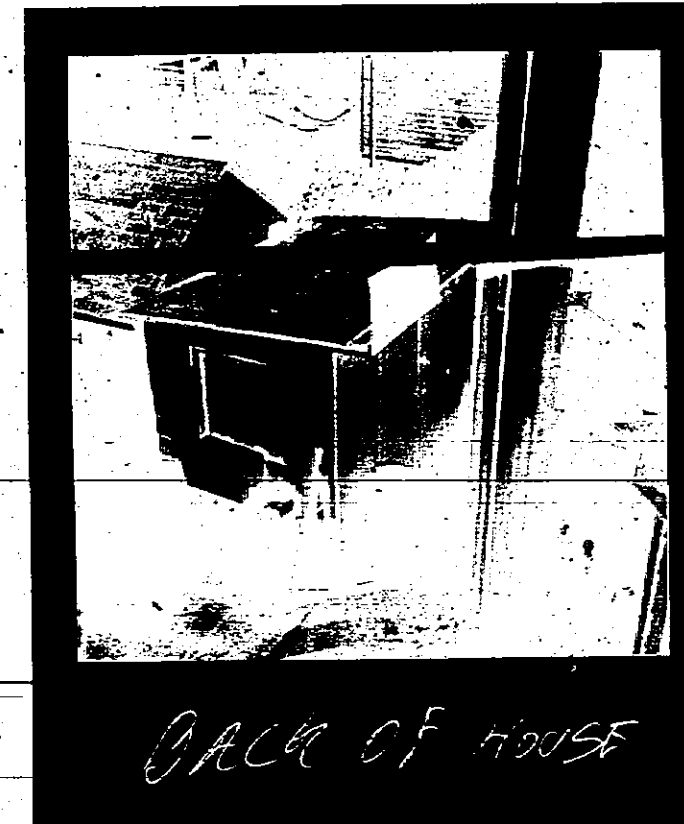
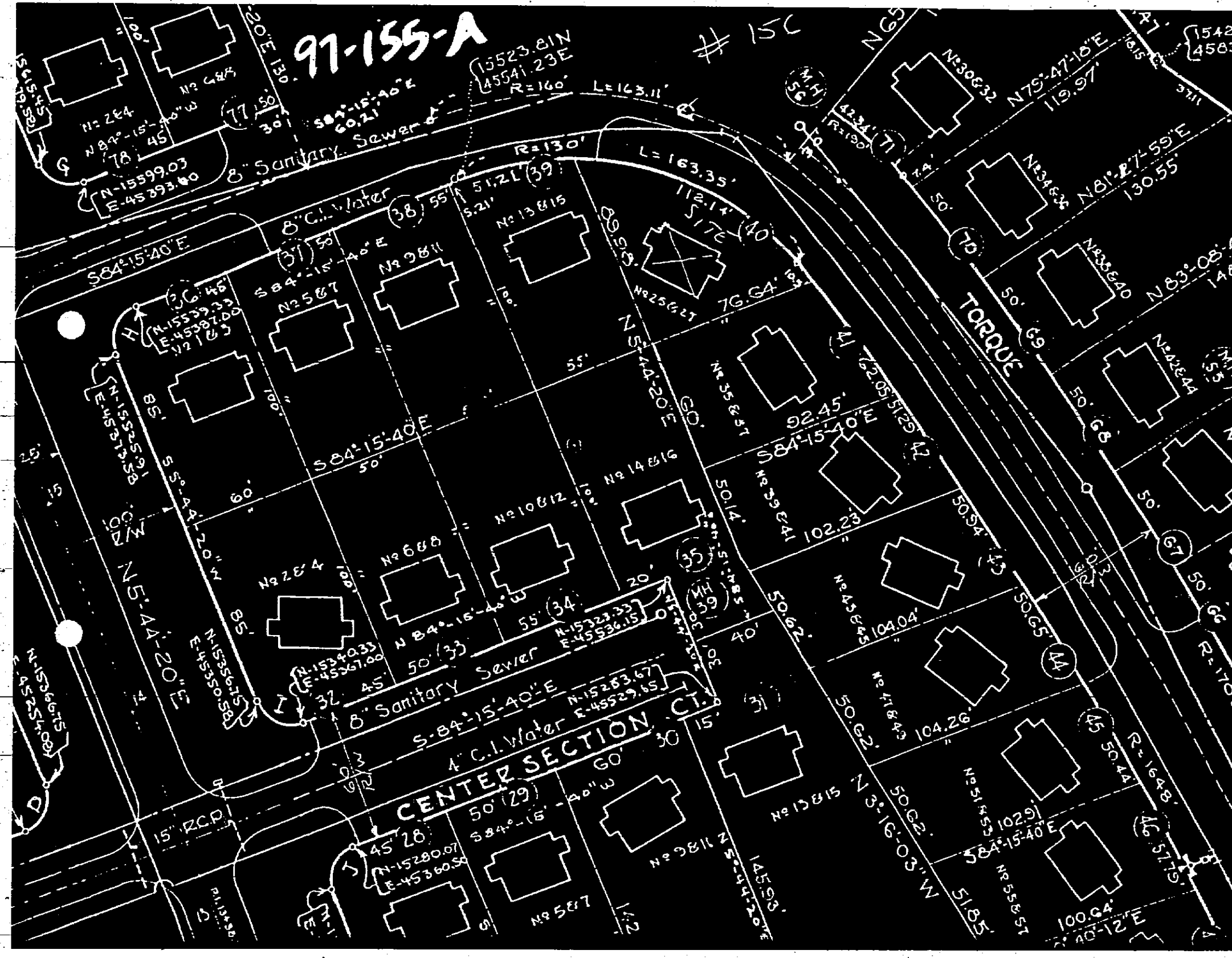
SEWER: ☒ WATER: ☐

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:







1-NW 1-NE

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

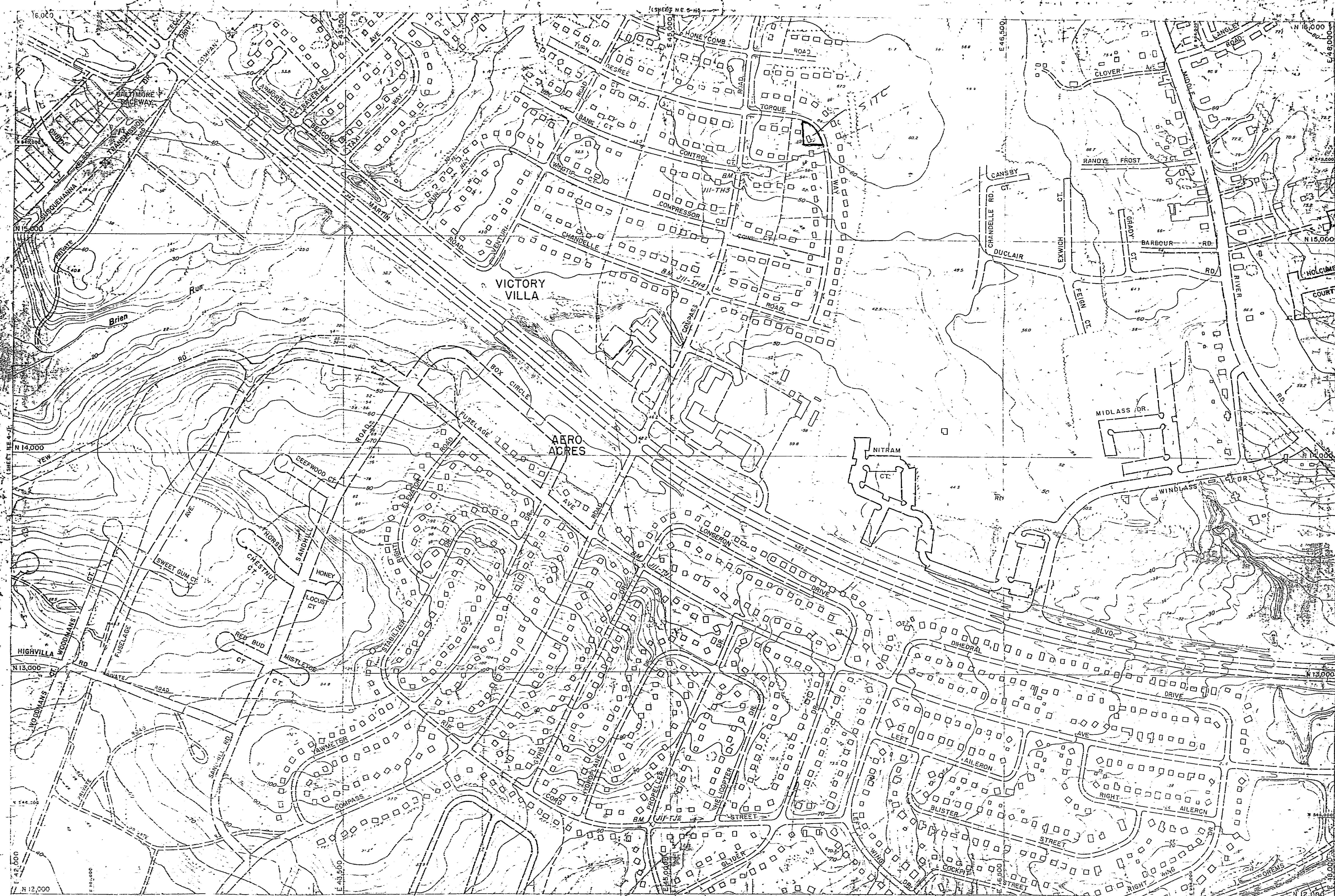
*William A. Howard IV*  
Chairman, County Council

SCALE 1" = 200' ±	LOCATION MIDDLE RIVER	SHEET N E 4-H
DATE OF PHOTOGRAPHY JANUARY 1986		

#156

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



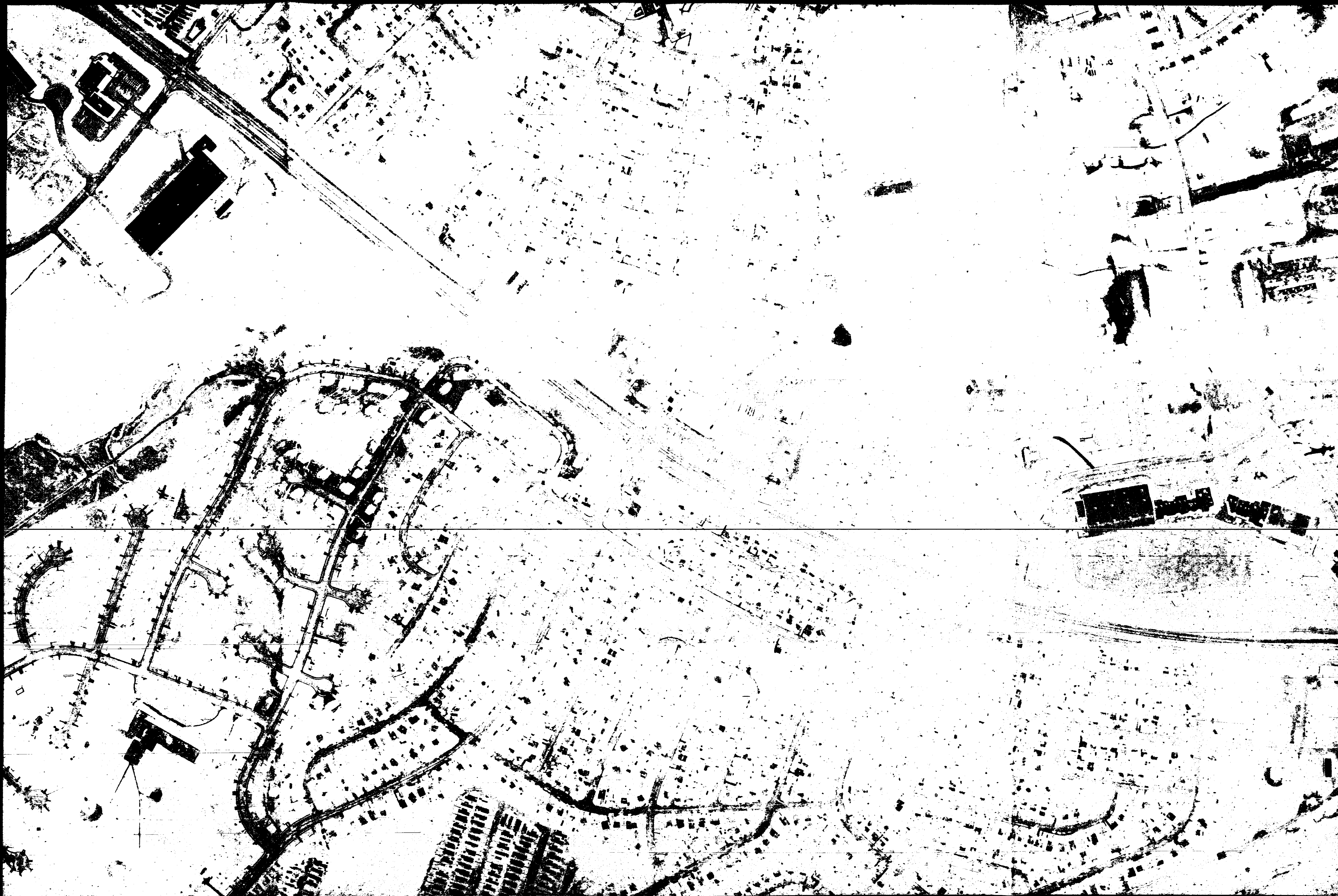


PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	MIDDLE RIVER	NE 4-H

97-155-A





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
**97-155-A**  
MIDDLE RIVER  
#156

SHEET  
N.E.  
4-H